

COPY

IN THE DISTRICT COURT WITHIN AND FOR DELAWARE COUNTY  
STATE OF OKLAHOMA

FILED

JUN 17 2025

KARMA SAPP  
DELAWARE CO. COURT CLERK

Vanderbilt Mortgage and Finance, Inc.,  
Plaintiff,

vs.

Randall Lewis Larrabee and Carrie Ann  
Larrabee, husband and wife, et al.,  
Defendants.

Case No. CJ-2024-220  
Judge McAffrey

NOTICE OF SHERIFF'S SALE

NOTICE IS GIVEN that on the 28<sup>th</sup> day of July, 2025 at 10 o'clock  
a.M., of that day at the County Courthouse in the City of May, Delaware County, Oklahoma, the  
undersigned Sheriff of Delaware County will offer for sale and sell, with appraisalment, for cash at  
public auction to the highest and best bidder, all that certain real estate situated in Delaware County,  
Oklahoma, described as follows, to-wit:

The North 207.5 feet of the South 417.5 feet of the East 210 feet of the NW/4 NE/4  
SE/4 of Section 22, Township 20 North, Range 22 East, Delaware County,  
Oklahoma; and 2007 CMH manufactured home, VIN: CBH018159TX  
a/k/a

3857 E. 566 Rd.  
Rose, OK 74364

subject to unpaid taxes and special assessments, if any.

Sale will be made pursuant to *Special Execution and Order of Sale* issued in accordance with  
judgment and decree entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-  
2024-220

Judge McAffrey styled:

Vanderbilt Mortgage and Finance, Inc.,  
Plaintiff,

vs.

Randall Lewis Larrabee and Carrie Ann Larrabee,  
husband and wife, The unknown heirs, executors,  
administrators, devisees, trustees, and assigns,

immediate and remote of Cull Oakball, Full Blood  
Citizen of the Cherokee Nation, Roll No. 30608,  
Defendants.

to satisfy the judgment and lien in the sum of \$ 39,645.60, and the costs of this action accrued and accruing, the total of the sums to bear interest at the legally allowed rate per annum until paid, whereof all of the sums remain unpaid.

Appraised at \$ 60,000.00.

WITNESS MY HAND this 17<sup>th</sup> day of June, 2025.

SHERIFF OF DELAWARE COUNTY  
STATE OF OKLAHOMA

BY   
Deputy

Collin M. Hinds, OBA# 17391  
Hinds Law Firm, PC  
115 W. 3<sup>rd</sup> St., Ste. 410  
Tulsa, OK 74103  
(918) 514-3203  
collin@hindslawfirm.com

Attorney for Plaintiff

*Publish two (2) times, one (1) week apart, at least thirty (30) days prior to sale.*

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IN THE DISTRICT COURT WITHIN AND FOR DELAWARE COUNTY  
STATE OF OKLAHOMA

JUN 17 2025

KARMA SAPP  
DELAWARE CO. COURT CLERK

Vanderbilt Mortgage and Finance, Inc.,  
Plaintiff,

vs.

Randall Lewis Larrabee and Carrie Ann Larrabee,  
husband and wife, et al.,  
Defendants.

Case No. CJ-2024-220  
Judge McAffrey

APPOINTMENT OF APPRAISERS

THE STATE OF OKLAHOMA TO:

Rachel Matthews 705 W. Lindly St. Jay, OK 74346  
Maranda Dennis 102621 E. 252. Rd., Grove, OK 74344  
Clara Mills PO Box 45551 Grove OK 74345

YOU ARE HEREBY APPOINTED as appraisers to inquire into and upon actual view, make and return to me a fair and impartial estimate of the real value of the lands and tenements below described, by me levied upon by virtue of a *Special Execution and Order of Sale*, issued in the above entitled cause.

DATED this 12<sup>th</sup> day of June, 2025.

Ray Thomas  
SHERIFF OF DELAWARE COUNTY

BY Lise Reed  
Deputy

OATH OF APPRAISERS

I am a resident householder of Delaware County, Oklahoma, and not interested in the above matter, and I will, upon actual view thereof, make and return a fair and impartial estimate of the real value of the lands and tenements. So help me, God.

Rachel Matthews Rachel Matthews  
Appraiser

Maranda Dennis Maranda Dennis  
Appraiser

Clara F. Mills  
Appraiser

Subscribed and sworn to before me this 12<sup>th</sup> day of June, 2025.

Ray Thomas  
SHERIFF OF DELAWARE COUNTY

BY Lise Reed  
Deputy

Description of Land Levied Upon

Appraised Value

The North 207.5 feet of the South 417.5 feet of the East 210 feet of the NW/4 NE/4 SE/4 of Section 22, Township 20 North, Range 22 East, Delaware County, Oklahoma; and 2007 CMH manufactured home, VIN: CBH018159TX

\$ 60,000

SURFACE RIGHTS ONLY

Vacant \_\_\_\_\_ Occupied X  
Rachel Math \$150.<sup>00</sup>  
Appraiser  
Maranda Dennis \$150.<sup>00</sup>  
Appraiser  
Clara Mills \$150.<sup>00</sup>  
Appraiser

Subscribed and sworn to before me this 13<sup>th</sup> day of June, 2025.

SHERIFF OF DELAWARE COUNTY Ray Thomas

BY Lise Reed  
Deputy

FILED

JUN 05 2025

KARMA SAPP  
DELAWARE CO. COURT CLERK

IN THE DISTRICT COURT WITHIN AND FOR DELAWARE COUNTY  
STATE OF OKLAHOMA

Vanderbilt Mortgage and Finance, Inc.,  
Plaintiff,

vs.

Randall Lewis Larrabee and Carrie Ann Larrabee,  
husband and wife, et al.,  
Defendants.

Case No. CJ-2024-220  
Judge McAffrey

**SPECIAL EXECUTION AND ORDER OF SALE  
(With Appraisement)**

THE STATE OF OKLAHOMA TO THE SHERIFF OF DELAWARE COUNTY, OKLAHOMA:

GREETINGS:

WHEREAS, on the 1st day of May, 2025, the Plaintiff, Vanderbilt Mortgage and Finance, Inc., recovered a judgment *in-personam* against the Defendants, Randall Lewis Larrabee and Carrie Ann Larrabee, husband and wife and *in-rem* against the remaining Defendants, for the sum of thirty-nine thousand six hundred forty-five and 60/100 (\$39,645.60) with a reasonable attorney fee, abstracting expense, and the costs of this action, accrued and accruing, the total sums to bear interest at the legally allowed rate, and recovered a further judgment decreeing the Plaintiff's lien set up and sued upon therein to be a valid, subsisting lien upon the real estate hereinafter described, for the full amount of the judgment, above set forth, and foreclosing the lien, and ordering that if the judgment be not paid, that a special execution issue from the Office of the Court Clerk, directed to the Sheriff of Delaware County, commanding the Sheriff to levy upon, advertise and sell the real estate, with appraisement, as provided by law; and

WHEREAS, the judgment in favor of the Plaintiff remains wholly unpaid, and the Plaintiff has demanded a Special Execution and Order of Sale to issue in accordance with the judgment.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised, advertised and sold, subject to any of the following: unpaid taxes and special assessments; advances by Plaintiff for taxes; insurance premiums; expenses necessary for the preservation of the subject property; in accordance

with the judgment and as by law required, the following described lands and tenements situated in Delaware County, State of Oklahoma, and described as follows, to wit:

The North 207.5 feet of the South 417.5 feet of the East 210 feet of the NW/4 NE/4 SE/4 of Section 22, Township 20 North, Range 22 East, Delaware County, Oklahoma; and 2007 CMH manufactured home, VIN: CBH018159TX  
a/k/a

3857 E. 566 Rd.  
Rose, OK 74364

with the buildings, improvements, appurtenances, hereditaments and all other rights thereunto appertaining or belonging, and pay the proceeds thereof to the Clerk of this Court, as provided by law.

You will make due return of this writ, with your proceedings endorsed thereon, within sixty (60) days from the date hereof.

WITNESS my hand and official seal at my office in Jay, Delaware County, Oklahoma, this 5<sup>th</sup> day of June, 2025.

Delaware County Court Clerk

By Unatasha Isaac  
Deputy

Collin M. Hinds, OBA# 17391  
Hinds Law Firm, PC  
115 W. 3<sup>rd</sup> St., Ste. 410  
Tulsa, OK 74103  
(918) 514-3203  
collin@hindslawfirm.com

Attorney for Plaintiff